



22 Edith Manor NW
Calgary, Alberta

MLS # A2312381

\$629,000



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|------------------|----------------------------|---------------|------------------|
| Division: | Glacier Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,741 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows | | |

Inclusions: N/A

Welcome to this beautiful detached home featuring a walkout basement and stunning Alberta farmland views. This spacious property offers 4 bedrooms plus a main-floor office/den, perfect for working from home. Enjoy abundant natural light throughout the home, along with a large deck and concrete patio pad ideal for outdoor living and entertaining. The kitchen is beautifully upgraded with quartz countertops, an elegant range hood, crown molding, and stylish forest-green backsplash finishes, complemented by carefully selected cabinetry that creates a modern and functional cooking space. A new community centre is opening soon, featuring an indoor basketball court, ice rink, playground, and baseball field, all just steps away from the home. The location is incredibly convenient, with Walmart, Costco, and T&T Supermarket nearby, as well as easy access to major highways, making daily commuting and shopping effortless.